

**Manasota and Sandpiper Key Advisory Committee
Meeting Minutes
March 2, 2011**

Call to Order

The meeting was called to order at 9:03 a.m. by Vice Chair Wayne Largent. All members were present with the exception of Jack Landis. There is one vacancy on the board. Roxann Read attended as Building and Growth Management Staff Liaison.

Minutes

Minutes from the Feb. 16, 2011 regular meeting were reviewed. Tom Dignam made a motion to approve the minutes and Betty Sue Carroll seconded. Motion passed.

ARC Items

There were no ARC items to review.

Old Business

Roxann led the committee in a discussion concerning nonconforming lots. There is some confusion about the requirements for side setbacks on nonconforming lots. A chart showing the development standards for nonconforming lots will be discussed on a future agenda.

The committee discussed their proposed revisions to the MES district. Roxann informed the committee that reducing setbacks in the MES district was not advisable. She will check on the possibility of using impervious limits as opposed to reducing setbacks. Roxann clarified that the committee would like to add Beach Road to the list of roads designated as no parking.

BJ Galberaith provided a two-page document concerning stepped setbacks. The committee discussed her proposal. Tom Dignam recommended that the committee study the recommendation and discuss it at the next meeting. Andrea seconded. Motion passed unanimously.

New Business

The Manasota Single Family zoning district was discussed. Betty Sue made a motion to remove "abutting water" to the building length or width in the development standards table. BJ seconded. Motion passed unanimously. BJ made a motion to reduce the building length or width from 200 ft. to 100 ft. Andrea seconded. Motion passed unanimously.

BJ inquired about the side setbacks abutting a road and what would happen if a driveway was installed on the side of a residence. Roxann will check into this.

The Vice Chair then led the committee in looking at each section of the MSF district. No changes were suggested by the committee for Sections (2)(A)i, ii, iii, iv, v, and vi. The committee discussed Section vii. Betty Sue proposed language that was discussed. Betty Sue made a motion to revise her language based on the discussion and Andrea seconded. Motion passed. She will revise the language and present it at the next meeting. BJ asked Roxann to find out the minimum driveway width that the county requires. BJ made a motion that all patios, driveways, parking areas and sidewalks be permeable. Andrea seconded. Motion passed. BJ made a motion to add a statement in the overlay that zoning could not be changed from MSF to MMF. Andrea seconded. BJ and Andrea voted in favor. Tom, Wayne and Betty Sue opposed. Motion failed. BJ made a motion that lots zoned MSF could not be used predominantly for parking. Betty Sue seconded. Motion passed unanimously.

Committee Members' Comments:

Betty Sue asked if the MMFT district could be eliminated since it has not been used. She also inquired about the status of the Weston property and the revitalization plan for Placida.

Public Comment:

One citizen commented that the word "vacant" should be included when talking about existing nonconforming lots.

The next meeting of the Manasota and Sandpiper Key Advisory Committee will be on March 16. Stepped setbacks, landscaping, driveways and the Manasota Multi-Family district will be reviewed.

Tom Dignam made a motion to adjourn and Wayne Largent seconded. Meeting was adjourned at 11:14 a.m.

A handwritten signature in black ink, appearing to read "Wayne Largent". The signature is stylized with a large, sweeping "W" and a long, horizontal stroke at the end.

Vice Chair Wayne Largent